# \$149,900 - 321 Noble Street, Barons

MLS® #A2211336

#### \$149,900

2 Bedroom, 1.00 Bathroom, 834 sqft Residential on 0.13 Acres

NONE, Barons, Alberta

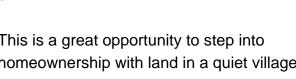
Looking for an affordable homeownership opportunity with space to enjoy? Welcome to Barons, where this mobile home sits on a fully owned double lotâ€"no lot fees, which is a huge bonus at this price!

Inside, you'll find a bright, open-concept kitchen and living room with large windows that let in plenty of natural light. The layout includes 2 bedrooms, a cheater ensuite off the primary bedroom, a laundry/storage area, and mudrooms at both the front and back for added function and storage.

The 14x26 detached heated garage is a standout feature, complete with a man/woman cave tucked insideâ€"great for hobbies or hangouts. The spacious yard with alley access offers room for BBQing, gardening, or simply relaxing in your own space.

Photos were taken prior to rental use, and a \$2,500 flooring allowance is included, giving you the freedom to update and make it your own.

This is a great opportunity to step into homeownership with land in a quiet village setting.



Built in 1968

#### **Essential Information**







MLS® # A2211336 Price \$149,900

Bedrooms 2
Bathrooms 1.00
Full Baths 1

Square Footage 834

Acres 0.13 Year Built 1968

Type Residential Sub-Type Detached

Style Modular Home

Status Active

### **Community Information**

Address 321 Noble Street

Subdivision NONE
City Barons

County Lethbridge County

Province Alberta
Postal Code T0L 0G0

#### **Amenities**

Utilities Electricity Available, Natural Gas Available, Phone Available

Parking Spaces 3

Parking Driveway, Heated Garage, Parking Pad

#### Interior

Interior Features Open Floorplan

Appliances Gas Range, Refrigerator, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Basement None

#### **Exterior**

Exterior Features Storage

Lot Description Standard Shaped Lot

Roof Metal

Construction Vinyl Siding

Foundation None

#### **Additional Information**

Date Listed April 12th, 2025

Days on Market 20

Zoning UNKNOWN

## **Listing Details**

Listing Office RE/MAX REAL ESTATE - LETHBRIDGE

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